

0038830360

Doc # 2009008472
Book 10029 Page 0072

FORECLOSURE DEED

KNOW ALL BY THESE PRESENTS, that PHH Mortgage Corporation, with a mailing address of 4001 Leadenhall Road, Attn: Mail-Stop SV-01, Mt. Laurel, NJ 08054 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto: Federal National Mortgage Association, with a mailing address of 3900 Wisconsin Ave. NW, Washington, DC 20016, with quitclaim covenants (GRANTEE) successors, heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 410 Main Street, ~~Waterville~~ in the County of Kennebec and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Beth A. Vanderwal and Evert L. Vanderwal, dated June 27, 2006 and recorded in the Kennebec County Registry of Deeds in Book 8963, Page 323, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A §6321 et seq. in Maine District Court, Waterville Docket No. RE-08-65, entitled PHH Mortgage Corporation v. Beth A. Vanderwal and Evert L. Vanderwal.

Evidence of compliance with 14 M.R.S.A. §6323(1) is attached hereto.

GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

Notwithstanding the date of execution or acknowledgement, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said PHH Mortgage Corporation, has caused these presents to be signed and sealed this 6 day of Feb, 2008.

PHH Mortgage Corporation

By: [Signature]
Print Name: Tracy Johnson
Its: AVP

State of Florida
County of Duval

Personally appeared before me this 6 day of Feb, 2008,
Tracy Johnson AVP on behalf of the above named PHH Mortgage Corporation, and acknowledged the foregoing to be his/her free act and deed in said capacity.

[Signature]
Notary Public
Print Name: Joan M. HAYES
My Commission Expires: July 30, 2010

07 775

(5) [Signature]



Received Kennebec SS.
04/01/2009 8:02AM
Pages 5 Attest:
BEVELLY JUSTIN-HATHWAY
REGISTER OF DEEDS

EXHIBIT A

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows:

Beginning at an iron pin in the westerly line of Main Street at the southeast corner of land now or formerly of Francis Poulin;

Thence, westerly along said Poulin's southerly line one hundred (100) feet to an iron pin;

Thence, southerly and parallel with the westerly line of Main Street one hundred (100) feet to an iron pin;

Thence, easterly one hundred (100) feet to the westerly line of Main Street;

Thence, northerly along the westerly line of Main Street one hundred (100) feet to the point of beginning.

Also, a certain lot or parcel of land, with any buildings located thereon, situate in Waterville, County of Kennebec, State of Maine, being more particularly bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the land of Elaine R. Taylor, now Elaine R. Fortin, said iron pin being one hundred (100) feet westerly of the west line of Upper Main Street, so-called;

Thence, westerly on an extension of the southerly line of the Grantee a distance of one hundred (100) feet to an iron pin;

Thence, northerly parallel to and one hundred (100) feet distance from the westerly line of the Grantee a distance of one hundred (100) feet to an iron pin on an extension of the northerly line of the Grantee;

Thence, easterly in and along the said extension of the northerly line of the Grantee a distance of one hundred (100) feet to an iron pin at the northwesterly corner of the land of the said Grantee;

Thence, southerly in and along the westerly line of the said Grantee a distance of one hundred (100) feet to the iron pin at the point of beginning.

EVIDENCE OF COMPLIANCE WITH 14 M.R.S.A. §6323(1)

In accordance with the Judgment of Foreclosure and Sale entered August 26, 2008 PHH Mortgage Corporation caused a Notice of Public Sale to be published in the Kennebec Journal on December 4, 2008, December 11, 2008 and December 18, 2008. This newspaper is of general circulation in Kennebec County, and the first publication date was within 90 days of the expiration of the period of redemption. An affidavit of this publication is attached hereto.

Pursuant to the Notice of Public Sale, PHH Mortgage Corporation convened a sale of the property at 410 Main Street, Waterville, ME 04901 on January 8, 2009 at the Law Office of Shapiro & Morley, LLP, 75 Market Street, Suite 505, Portland, Maine 04101 and by successive announcements, made to those present, the sale was adjourned weekly until February 5, 2009 at which time the sale was conducted.

At said sale, the property was sold to Federal National Mortgage Association, as the highest bidder.

Above information supplied by Shapiro & Morley, LLP, Attorneys for PHH Mortgage Corporation.

STATE OF MAINE

COUNTY OF KENNEBEC

CITY OF AUGUSTA

Tanya Dyer, being duly sworn, says she is a Classified Ad-Visor of the Kennebec Journal, a daily newspaper published in the City of Augusta, State of Maine; that the advertisement

of Shapiro & Morley
PHH Mortgage Corporation Beth A. Vanderwal
& Event JL Vanderwal
Docket # RE-08-65

hereto annexed has been published in the said Kennebec Journal to wit:

on 12/4/08, 12/11/08, 12/18/08

Subscribed and sworn to before me

this 19th day of February 2009

Tanya Dyer
Kendra Newlin Johnson

Notary Public

KENDRA NEWLIN JOHNSON
Notary Public, Maine

My commission expires August 27, 2011

YOUNG & RUBICAM

Legal Advertisement

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered August 26, 2008 in the action entitled PHH Mortgage Corporation v. Beth A. Vanderwal and Evert L. Vanderwal, et al., by the Maine District Court, Waterville, Docket No. RE-08-65, wherein the Court adjudged the foreclosure of a mortgage granted by Beth A. Vanderwal and Evert L. Vanderwal to Mortgage Electronic Registration Systems, Inc., as nominee for Coldwell Banker Mortgage dated June 27, 2006 and recorded in the Kennebec County Registry of Deeds in Book 8963, Page 323, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on Thursday, January 8, 2009, commencing at 10:30 AM, at the Law Office of Shapiro & Morley, LLP, 75 Market Street, Suite 505, Portland, Maine 04101.

The property is located at 410 Main Street, Waterville, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shapiro & Morley, LLP, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of PHH Mortgage Corporation is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. Additional terms will be announced at the public sale.

PHH Mortgage Corporation, by its attorneys Shapiro & Morley, LLP, Leonard F. Morley, Jr., Esq., 75 Market Street, Suite 505, Portland, Maine 04101, (207)-776-6223.



KENNEBEC JOURNAL

ANNOUNCEMENTS

SERVICE GUIDE

BUSINESS/FINANCIAL

CHILD CARE SERVICES

EMPLOYMENT

1 800 385-7284 • 622-4748

2007 Toyota Camry LE \$15,290 T81148A, 4 Cyl. Auto, A/C, P.S., Cruise	2007 Toyota Camry XLE \$18,990 Only 36K T8117A, Leather, Moonroof, Alloy and More	2007 Toyota Matrix XR-400 \$19,490 Only 13K T9050A, Alloy, Moonroof, Low, Low Mileage
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MORE PREOWNED UNITS

2003 Toyota Tacoma 4x2 Reg Cab \$10,990 Only 37K T9420B, Auto, A/C, Matching Cap	2003 Toyota Camry XLE \$12,990 T9616A, 4 Cyl., Leather, Moonroof, Alloy and More	2005 Toyota Camry XLE V6 \$13,995 T81321A, Leather, Moonroof, Alloy and More
2006 Toyota Tacoma \$15,290 T81300A, Reg Cab, 4x4, 4 Cyl., 5 Speed, A/C and More	2004 Toyota 4-Runner Sport 4x4 \$16,995 T81308A, V6, Moonroof, Running Boards, Tow Package	2005 Toyota Tundra StepSide Limited \$19,990 Only 33K 88167, V8, 4x4, Leather, Alloy, TRD Dual Exhaust

OTHER QUALITY PRE-OWNED VEHICLES:
 2007 Toyota Highlanders, V6, 4x4, 5 To Choose From
 2007 Toyota Matrix, Auto, A/C, Low Mileage
 2004 Toyota 4-Runner Sport Package, V8, Moonroof

MORE TOYOTA'S ARRIVING DAILY!

***149 PER MONTH, OR \$7,995**

2001 CHEVROLET SILVERADO W/5000, V8, Auto, A/C

2001 CHEVY IMPALA H9128A, 6 Cyl., Auto, A/C, Loaded

2000 TOYOTA SIENNA LE S9004, 6 Cyl., Fully Loaded

2002 DODGE CARAVAN W/322, 6 Cyl., Auto, 1 Passenger

2002 NISSAN PATHFINDER S9171, 4, 6 Cyl., Auto, 4x4

2004 CHRYSLER TOWN & COUNTRY J8213A, 6 Cyl., Auto, Loaded!

2003 KIA SPECTRA K9002B, 4 Cyl., 5 Speed, Nice!

2002 DODGE STRATUS S9138A, 6 Cyl., Auto, A/C, P.S.

Selling Price \$17,995.00 Amount Financed \$17,995.00 Finance charge \$1,391.00 Total of payments \$4,961.00. \$300 Cash or trade down, all amounts depending on \$3,000 APR. Excludes Tax and Title Fee. No qualified buyers only.

USED CAR DIVISION

May not get over 75 MPG

All Vehicles priced on...

Flow T Reg. C King C